

## History of 1063 Block (February 23, 2015)

South Puget Sound Coastal Salish people first resided in what is now Olympia. Ancestors of the present-day Squaxin Island Tribe lived in one or more permanent villages in Olympia for perhaps thousands of years before Euro-American settlement. The name of the place was called *bəscətxʷəd* meaning “a place that has bears.” The people of this village were known as Stechass.

Americans settled in Olympia in the 1840s and New Englander Edmund Sylvester platted the town site, including 12 acres of land for the present capitol grounds in 1850, naming it for the majestic view of the Olympic Mountains. Two years later, Olympia became the county seat of the newly-created Thurston County, still a part of Oregon Territory. Sylvester had come to the area from Maine via Oregon in 1846 and established a land claim with a partner Levi Lathrop Smith. The town had been named “Smithster” by early residents but took on the name Olympia when it was platted in 1850.

When Washington became a separate territory from Oregon in 1853, Olympia was the temporary Territorial Capital until 1855, when it was made permanent—although the status continued to be challenged including a referendum court decision in 1861.<sup>1</sup> Washington was admitted as state under the adopted constitution on November 11, 1889 with Olympia retaining the title of state capital, confirmed in 1890.

The block where the Capitol Park Building is located was designated as Block 81 in the Sylvester Plat, the first plat of Olympia. This area of Olympia was an important district during the Washington Territorial period. Across 11<sup>th</sup> Street from this block to the south was the Isaac and Margaret Stevens House built in 1856 which was the home of the first Territorial Governor and later governors as well. South and west of this block was the location of the first wooden Territorial Capitol built on the Sylvester grounds, also built in 1856. In 1883 the Sisters of Providence built the first St. Peter Hospital on the block across and just west and south of this block. The hospital remained at this site until the early 1920s.

During the early Euro-American settlement period through the early part of the 20<sup>th</sup> century, Block 81 was bought and sold numerous times.<sup>2</sup> However, early maps<sup>3</sup> of this block do not show development at this location until after it was platted as Mackay and Burr’s Plat in 1908 by George and June Mottman.<sup>4</sup> Mackay and Burr were real estate agents and Mottman was a store owner and mayor of Olympia.

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<sup>1</sup> Arthur Beardsley, “Washington’s Capital Location,” *Pacific Northwest Quarterly*, July, 1941, pgs. 242-287.

<sup>2</sup> Information for Thurston County Grantee/Grantor Indexes and Thurston County Tax Rolls at State Archives. See the Chain of Title document.

<sup>3</sup> Maps consulted included the 1908 Sanborn Map of Olympia, accessed at: <http://ez.trlib.info/login?url=http://sanborn.umi.com> as well as the 1878 Birdseye View of Olympia Map.

<sup>4</sup> Mackay and Burr’s Subdivision of Block 81 Sylvester’s Plat of Olympia 1908, Thurston County Auditor’s Office.

Shortly after the block was platted, Mottman sold land to Adelaide Bridgeford, S. C. Mumby and George Brazel and to H.W. and Ellen Partlow. Physician Dr. Henry W. Partlow and his wife Ellen built a large



*UW Negative #13313 Aerial View of Washington State Capitol Group shortly after completion of Legislative Building, Olympia, ca. 1928. PH Collection 461.361 Harry White Photograph Collection. Photographer: Brubaker Aerial Survey*

home on the southwest corner of the block likely because of its convenience to St. Peter Hospital. In 1917, Adelaide Bridgeford sold land to James and Ann Allen and by the early 1920s James C. and Ann Allen had built a house also on the northwest corner of the block. James Allen was the Director of Highways for the State of Washington from 1913 to 1925 during the time he and his wife built the house on this block. By the late 1920s, Dr. Kenneth Partlow I, son of Henry and Ellen Partlow and also physician, and his wife Mary Partlow built a house facing Columbia on the west half of

the block on the former tennis court of the Henry Partlow House.<sup>5</sup> Another house, owned by Nora Turnbaugh for many years was also

built on this half of the block facing north. The east half of the block remained undeveloped in the ownership of George Brazel and S. C. Mumby. Brazel was an Olympia business owner and Mumby was a lumberman.

By 1911, a new plan to permanent capitol buildings was authorized by the legislature. New buildings designed by architects Wilder and White in a group plan were built beginning in the early nineteen teens—the Temple of Justice, Insurance Building and the crowning glory, the Legislative Building all reflecting classical style architecture. Beginning with the Temple of Justice and certainly after the completion of the Legislative Building in 1928, the east half of the Mackay and Burr's Plat was poised for development.

In October of 1929, the Dawley Brothers, an Olympia contracting firm, received a City of Olympia building permit to construct a concrete building valued at \$75,000 on the east half of the block.<sup>6</sup> Reflecting its proximity to the Capitol Campus, they named it the "Capitol Park Building."

Dawley Brothers Construction Company was started in 1923 and was owned by two brothers—Leo and John (Bud) Dawley. Leo Dawley was born in Minnesota in 1892. He was educated at Lawrence University in Appleton, Wisconsin and Columbia University and attended Harvard Law School. He worked in bank in New York but later joined his parents, Charles and Ethel Dawley, in Olympia. John (Bud) Dawley, a Minnesota native, born in 1890, attended the University of Minnesota and Lawrence University. He attended some evening architecture classes at Columbia University and worked as a

<sup>5</sup> Information from Partlow Family, Thurston County Tax Rolls and Polk City Directories.

<sup>6</sup> City of Olympia Building Records.

construction supervisor.<sup>7</sup> Both of the brothers came to Olympia in the early 1920s. The Dawleys built several commercial buildings in Olympia, mostly in and around downtown including the 1007 Washington Building, Olympia National Bank Annex, the Kelly Furniture Building on 4<sup>th</sup> Avenue, the Golden Gavel Motel and the 120 Union Building. The brothers formed the Capitol Park Building Corporation in March 1930.<sup>8</sup> They had their business offices in the building for many years.

Completed in just over one year, the Capitol Park Building opened November 8, 1930 to local fanfare. The contemporary newspaper account called it “Olympia’s New and Modern Shopping Center,” and said

it was a “City in itself,” because of the diversity of shops and offices in the structure. Built of reinforced concrete and finished with stone, the paper noted that its “‘modernistic’ design” was in keeping with the then new Art Deco style Thurston County Courthouse just a block away, also built in 1930. The building was also compatible with the legislative building because it featured sandstone finishes. The central tower, the paper said, emphasized its “modernistic effect.”

When it opened, the building had a basement parking garage, a first floor public market, a central auditorium and 13 storefronts. The second floor had 20 office spaces along with restrooms. The auditorium measured 70 feet by 105 feet and boasted a stage and hardwood dance floor. The seating capacity of the auditorium was 1400 with a

balcony with a capacity of 300. The auditorium had a promenade which circled the auditorium and offered access to the stores.

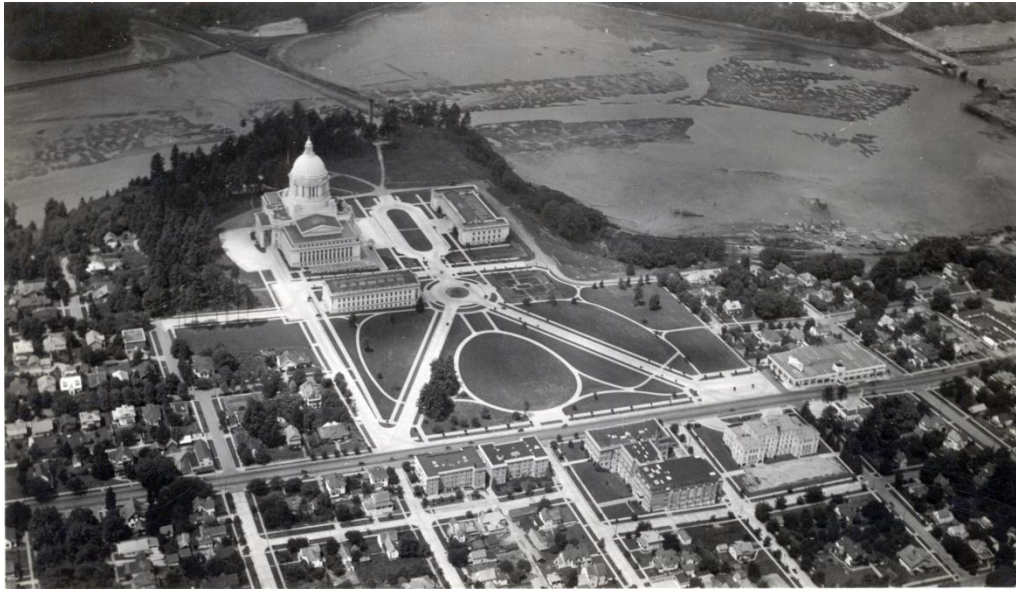
The north end of the building was a public market which had a “grocery, meat market, bakery, fruit and vegetable stand, floral stand and art shop.” These businesses included Capitol Fruit Company, Claray Bakery, Capitol Hill Meat Company and Capitol Table Supply. The south end of the building had a Rexall Drug Store with a soda fountain. Other street level stores were Hoyt’s Tobacco and Confectionery, Capitol Barbershop, and a clinic. The storefronts had plate glass trimmed with “the new chrome metal.” The building originally had mahogany doors and trim.

Distinctive elements of the building were the exterior and interior lobbies at the center of the building which provided access to all areas of the building. The original “fire-proof” garage could accommodate 90 cars and had “wash racks.” The men’s smoking room and coat check were on the basement level while the women’s coat check was on the first level.

<sup>7</sup> Obituary for John M. Dawley, Sr., *The Olympian*, November 15, 1990, pg. C2.

<sup>8</sup> Information from the 120 Union Avenue Building History Files from DES and Dawley Family. Also: “Builder Dawley Succumbs at Age 84,” *Daily Olympian*, November 19, 1976, pg. 1 and “Obituary for Leo Eldred Dawley, November 21, 1976, *Daily Olympian*, November 21, 1976, pg. A-6.

When the building opened, the second floor tenants included Dietz Business College, Dorothy Jayne Studio of Dance, Dr. C. M. Naff, a dentist's office, and the Dawley Brothers Business Office.<sup>9</sup>



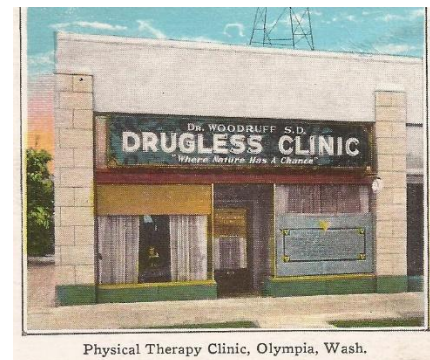
*Washington State Archives AR-25501080-ph000034. Merle Junk Photo. Capitol Group and Lake Aerial, 1930-1934. Susan Parish Collection, 1889-1990.*

The concept of a “shopping center” dates from as early as 1916<sup>10</sup> but the Capitol Park Building was the first in the Olympia area. Other similar, but smaller buildings followed in the area: the G. V. Valley Shopping Center at 2822 S. Capitol Way built in 1938 and the smaller Tumwater Square built in 1946 at 3309 S. Capitol Way. The Capitol Park building also pioneered the concept of the “parking garage” in the Olympia.



*1930s Archive Photograph, Washington State Archives.*

Because of its concept of several small storefronts and office spaces, the Capitol Park Building has had an extraordinary range of tenants offering the opportunities for small businesses and agencies but also as an “incubator” space for organizations that went on to be major elements of the community.



*11<sup>th</sup> Avenue storefront, 1930s. Postcard from private collection.*

<sup>9</sup> “Modern Shopping Center Opens Here,” *The Daily Olympian*, November 7, 1930, pg.6 and “New Structure is City in Itself,” *The Daily Olympian*, November 9, 1930, pg. 1 and following.

<sup>10</sup> <http://thoughtleaderpedia.com/Marketing-Library/Auto%20Malls/History%20of%20the%20Shopping%20Center%20and%20Mall.pdf>

## **1930s and 1940s**<sup>11</sup>

During the 1930s, the building continued to house some of the original tenants and the public market. Because of the proximity of the building to the capitol campus, the Capitol News Bureau and Allied Daily Newspapers of Washington were upstairs tenants by 1936. A 1939 article about the Capitol Park Building described it as the “Home of Numerous Successful Business Concerns,” citing tenants such as Silvertone Photo Company, owned by noted Olympia photographer Merle Junk, as well as Koehler Bakery.<sup>12</sup> By 1943, the public market was gone and the auditorium had been replaced by a bowling alley, Capitol Bowling Lanes, which continued in the building until the early 1960s when the alleys were moved to the West Side Lanes in Olympia.<sup>13</sup>

### **KGy:**

One of the early tenants in the building was KGY radio which moved to the Capitol Park Building in 1932. The station had originated in a log cabin on the St. Martin’s Campus in 1922, although early radio pioneer Fr. Sebastian Ruth of St. Martin’s had a radio license as early as 1914. Notable for its three call letters, KGY is one of the oldest stations of the area.

The little station moved from a log cabin on the St. Martin’s campus to the Capitol Park Building and resumed transmitting with a more powerful and up-to-date transmitter in 1932 under the ownership of Archie Taft who also owned station KOL in Seattle. KGY had an erratic schedule—alternating from 6 am to 6pm and 6 pm to midnight.

One of the innovators of KGY was Sam Crawford who joined the station in 1932. He was a veteran newspaperman who began the novel idea of local radio news casting on the morning after the general election of 1932 with courthouse figures and highlights of the election. Within a short time, Crawford, who had 20 years of newspaper reporting behind him, organized regular newsbeats around town and began a twice-daily regular newscast. In the days before wire services, the news on KGY was remarkable in its immediacy and innovativeness. Crawford headed the KGY news department for over 16 years.

Most of the programming was from the turntable on equipment from KOL in the 1930s. Other programming highlights were remote broadcasts such as the Sunrise Service from the Legislative building steps which was broadcast from KGY to a national audience. In 1935, KGY joined the Mutual Don Lee network. During Depression years, the station often featured local talent and programming. KGY was sold to Tom Olsen in 1939 and moved to the Rockway-Leland Building in downtown Olympia in 1941.<sup>14</sup>

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<sup>11</sup> Tenant information was compiled from Polk City Directories from 1932-2014.

<sup>12</sup> “Home of Numerous Successful Business Concerns,” *The Olympia News*, Washington Golden Jubilee Edition. November 9, 1939.

<sup>13</sup> City of Olympia Building Permit Records.

<sup>14</sup> Shanna Stevenson with contributions by Father John Scott, O.S.B. and Dr. Mike Contris, “60 Years of Radio,” 1982.



## Julia Waldrip Ker:

The Thurston County Courthouse just across Capitol Way was also built in 1930 and several early tenants were attorneys who enjoyed the proximity to the Thurston County Courthouse.<sup>15</sup> The courthouse moved to West Olympia in the 1970s. One of the most notable lawyers was Julia Waldrip Ker who was an early woman attorney in Olympia. She had offices in the building in the late 1930s and early 1940s. Ker was Olympia's first women's licensed attorney. Ker was admitted to the Washington Bar in 1912. She was elected as Olympia city treasurer and served three terms. Beginning her law practice in 1915, she became Olympia's police judge in 1926, reputedly the first woman hold that position in the United States. Julia Waldrip Ker lived in a house on the west side of the same block as the Capitol Park Building in the early 1940s. She died in 1949.<sup>16</sup>

## Dietz Business College:

**Competent Instruction**

**FULL educational VALUE for EVERY DOLLAR spent!**

**Complete Courses**

1. SECRETARIAL & GENERAL BUSINESS
2. STENOGRAPHIC COURSE
3. ACCOUNTING COURSE
4. SPECIAL COURSE

**Dietz Business College**  
New CAPITOL PARK BUILDING  
OLYMPIA, WASHINGTON  
A Position for You When You're Thru!

Dietz Business College was in the building from its opening in 1930 until 1970 when it changed to Capitol Business College and moved to Olympia's eastside. Dietz Business College initially offered four courses: Secretarial, Stenographic, Accounting and Special Course which included bookkeeping and general office work. With the slogan "A Position for You—When You're Thru!" the school stressed good training in a short period of time for students to gain jobs. Ads for the school boasted that the Capitol Park building offered "One of the West's Newest and Finest Examples of Modern School Lighting, Heating, Ventilation and Arrangement." The school's staff included William Dietz, his sister Helen Dietz and Ralph Lindsay. Since the school offered classes day and night, the school's neon sign featured an owl with "day-night" as part of the design. William Dietz died in 1955.<sup>17</sup> The business was later owned by Merley Ball, then purchased by

**DIETZ "Higher Business" COURSES**  
GIVE YOU THE MATTER OF THEM  
Fifteen Fundamental Modern Business Courses

**DIETZ BUSINESS COLLEGE**  
The Capitol Park Building  
OLYMPIA, WASHINGTON

**Of the Entire State of Washington  
Olympia Has Few Depression Leans!**

**DIETZ BUSINESS COLLEGE**  
The Capitol Park Building  
OLYMPIA, WASHINGTON

<sup>15</sup> Attorneys located in the building included: George E. O'Bryon; James P. Neal; Truman Trullinger, who was also Mayor of Olympia; Harold B. Troy; Wallace G. Mills; Neal Brodie; Edgar A. Philbrick; Brodie & Brodie; Brodie & Fristoe; Wilkerson & Ditlevson; Craig Hanson; Ditlevson & Rogers; James Winterstein; Barrett & Associates; Jay and Joanne Barrett and Larry King; Larry King Law Office.

<sup>16</sup> Obituary for Julia Waldrip Ker, *Daily Olympian*, July 1, 1949.

<sup>17</sup> Dietz Business College brochure and Polk City Directories. Obituary for William Dietz, *Tacoma News Tribune*, April 14, 1955, pg. D6.

Patricia Wirhol, a graduate of the college, from Ball in 1961.

The curriculum at the Business College in the 1960s included shorthand, typing, and accounting among other business courses. There were about 40 students in the school at any one time and classes were offered both day and evening. The majority of the students were women. Students included recent high school graduates recruited by Ms. Wirhol as well as referrals from both state and county vocational rehabilitation programs. Students were awarded certificates upon successful completion of their courses. Most of the curriculum was formulated to meet state employment guidelines, although numerous graduates also worked for local businesses. Ms. Wirhol taught at the school along with several other teachers. The 1960s were a time of change since although such skills as shorthand were still in demand new computers were coming into use.

The cost for an eight month executive secretary course was about \$600.00. Students could also pay monthly and some worked in exchange for course payment. During the 1960s the school occupied the northeast corner of the upstairs in the Capitol Park Building as well as three smaller classrooms upstairs along Capitol Way.

Ms. Wirhol sold the business in 1969 to Keith Sherlie who moved the school to an east Olympia location in 1970. The name was changed Capitol Business College in 1970 and later moved to 815 E. Olympia Avenue. It was later known as Trend Business College.<sup>18</sup>

#### **Dr. Richard Koch:**



*1950s Era Photo, Washington State Archives*

One of the longest term professional tenants in the Capitol Park Building was Dr. Richard S. Koch, an osteopathic physician and surgeon, who first located on the second floor in 1940 and was a long-term tenant on the south side of the building. His medical practice remained in the building until 1986 when he relocated to the Capital Medical Center, then known as Black Hills Medical Center, on the west side of Olympia. Dr. Koch was a family physician specializing in back and joint problems, prolotherapy and offered a wide range of medical services in his office. He also performed medical services house calls. Born in 1914, he graduated from the University of Alabama and the Philadelphia College of Osteopathic Medicine. He practiced in Olympia for 67 years, retiring in 2005 before his death in 2014.<sup>19</sup>

<sup>18</sup> Polk City Directories. Interview with Pat Wirhol, February 3, 2015

<sup>19</sup> Polk City Directories and <http://www.legacy.com/obituaries/theolympian/obituary.aspx?pid=171628450>; Information from Trudi Koch.

## 1950's

The Capitol Park Building was featured in the 1950 Olympia City Centennial Program brochure and described as being “Under the shadow of Washington’s beautiful Capitol Building” and a “modern building.” Building tenants in 1950 included Photography by Copeland, Dietz Business College, Brodie, Brodie & Fristoe law firm, George E. O’Brien, Attorney, Haskins Gift Shop, Sav-Mor Food Center, Capital Bowling Lanes, Fry’s Office Supplies, Stowell Radio Appliance, Don’s Candies, Gene’s Barber Shop, Remington-Rand, Marigold Lunch Room and Drug Store.”<sup>20</sup>

By the 1950s, the building also housed several small businesses, and professional offices as well as some state agency offices such as the State Board of Industrial Insurance Appeals, the State Department of Social Security and a licensing agency of the Department of Labor and Industries. After a lawsuit in the 1950s which mandated that state agency headquarters must be located in Olympia, planning began for the eventual enlargement of the campus to accommodate more state employees.<sup>21</sup> In 1956 changes came to the area with the completion of the new General Administration Building just a block to the west of the Capitol Park Building. That block as well as the west half of the block of the Capitol Park Building had been residential in character. The need for parking for state workers in the new General Administration building was met when the houses on the west half of the Capitol Park Building block were either razed or moved to prepare the way for a new parking structure, State Parking Garage No. 1. A ramp from the top floor of the parking garage to the building was later installed.



*From "Official Souvenir Program,  
Olympia Centennial, Olympia, WA  
May 1-7, 1950"*

## 1960s

Tenants in the 1960s included the State Division of Probation. Also in the 1960s the Washington Federation of State Employees located on the Union Avenue side of the building. The Washington State Research Council and Association of Washington Industries were also 1960 tenants in the building. Along with these offices, business machine concerns located in the building in the 1960s--Remington Rand Corporation, Pacific Northwest Bell and the National Cash Register Co—likely serving state offices.

<sup>20</sup> "Official Souvenir Program, Olympia Centennial, Olympia, Washington May 1-7, 1950", pg. 34.

<sup>21</sup> Gerry Alexander, "History Commentary: Retaining the Capital Was a Hard-Fought Battle for Olympia," *Columbia*, Legislative Building Commemorative Issue, November, 2004, pp. 3-6.



## **Washington State Employees Credit Union**

The Washington State Employees Credit Union located first on the second floor in 1958 and later in 1962, in a Capitol Way storefront. This location was the first office for WSECU. The credit union had its beginnings in 1957. According to credit union founder Ed Montermini, in late 1958 the then treasurer wanted an office to handle memberships and other financial activities. Since Mr. Montermini worked next door in the General Administration Building, he was familiar with the Capitol Park Building and approached the building manager, Mr. Dawley who rented an upstairs office (Room 220) for \$25.00 per month. The credit union later hired a part-time staff person<sup>22</sup> and as they grew, the concern moved to a Capitol Park Building storefront at 1071 Capitol Boulevard where the Washington State Employees Credit Union was located until 1968 when they moved into their own building on Union Avenue. WSECU is now the second largest credit union in the State with over 200,000 members.

## **Washington Federation of State Employees**

Formed in 1943 the Washington Federation of State Employees hired Norm Schut in 1952 to guide the union and in 1953 opened an office in the Capitol Park Building on the second floor. This was the first permanent home of the union. The location was attractive with its proximity to the campus and low cost rent. The union had only about 3500 members at the time. By 1957, WFSE had a storefront location at 1069 Capitol Way in the Capitol Park Building. By 1960, the Dawley's remodeled an office in the building for WFSE at 105 Union where the Union headquarters remained until 1969 when they moved to a downtown Olympia location.<sup>23</sup>

The Union worked for major changes for state employees during this time including a 40-hour work week for institutions workers (1953); industrial insurance coverage (1954); Social Security coverage for state employees (1967); and civil service reform through Initiative 207, state worker health benefits (1965) and collective bargaining rights.<sup>24</sup>

## **Other Tenants:**

Many statewide associations and lobbying groups had offices in the building including the Washington State Association of Elected County Officials, State School Directors Association, International Woodworkers of America—Western States Regional Council, Washington Association of Realtors, Washington State Labor Council, Washington State Association of Executive County Officials, State Council of Carpenters, Washington Building & Construction Trades Council, and the Association of Washington Cities who were tenants from 1978 to the mid 1980s.

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<sup>22</sup> Interview with Ed Montermini, January 15, 2015 and information from an interview video with Mr. Montermini on WSECU history provided by WSECU. Polk City Directories.

<sup>23</sup> Polk City Directories and Telephone interview with form WFSE Director George Masten, January 20, 2015

<sup>24</sup> WFSE Website "A Brief History of WFSE/AFSCME's first 50 years, 1943-1993," accessed at: <http://wfse.org/wfseafscmes-first-50-years/>

## **1970s**

In the 1970s, The State Department of Public Assistance, State Legislative Budget Committee and the U.S. Health Education and Welfare Auditor's Agency, State Social and Health Services Divisions, State Nuclear Energy Development, and the State Office of Community Development had offices in the building

Beginning in 1975 through 2010, the League of Women Voters had an office in the building. Many other public cause lobbyists located in the building during the 1970s including the State Voluntary Action Council, State Association of Community Action Agencies, People for Fair Taxes, and Hunger Action Center, and Common Cause reflecting social concerns of the 1970s. Common Cause was a major lobby that campaigned for the state public-disclosure law and a citizen-redistricting commission. Other issues advocated by the group were the open meetings act, and "motor voter" legislation.<sup>25</sup> From 1977 to 1986 University of Puget Sound had a branch campus in the building.

## **1980s**

In 1982, the Capitol Park Building was purchased by the State of Washington as part of larger transaction to purchase the "Dawley Properties" owned by the family—which included the 1007 Washington Street Building, the 120 Union Avenue building (both built and designed by the Dawley Construction Company) as well as the Capitol Park Building. Two other parcels of land were included the total sale for \$1.6 million. The purpose of the purchase was for the "underlying land value to provide property for future expansion and development of the West Capitol Campus."<sup>26</sup>

After state ownership more small agencies or departments moved into the building in the 1980s including State Employment Security, offices of the Department of Natural Resources, the Attorney General and the State Auditor's Office branches.

Small offices reflecting contemporary matters occupied the building at various times such as the Immoral Minority (reacting to the "Moral Majority" Movement) in the early 1980s and an office of the Washington Public Power Supply System (WPPSS) was in the building during the early to mid-1980s.<sup>27</sup>

### **Immoral Minority**

Immoral Minority started in response to the Moral Majority in 1981. Founding members were Sue Ellen Helfin, Pat Marston Malone, Lynn Malofsky and Jim Lazar. The Moral Majority had sued the State Library regarding the availability to the public of sex education films and the group wanted respond.

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<sup>25</sup> <http://www.seattlepi.com/news/article/Common-Cause-shutters-Washington-state-office-1086376.php>

<sup>26</sup> Nathaniel Jones, Asset Manager, Team Leader and Larry Kessel, Building Manager, Team Member, "Facilities Business Plan for 1063 Capitol Way, Capitol Park Building, Developed by Property Manager Asset management Team, October, 2006, Revised 3/23/2011.

<sup>27</sup> See: [http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file\\_id=5482](http://www.historylink.org/index.cfm?DisplayPage=output.cfm&file_id=5482)



The Immoral Minority was very popular and had 3000 members at one time. People were interested in their distinctive T-shirts and buttons. There were three levels of membership reflecting the tongue in cheek tenor of the group: Immoral, Decadent and Depraved. The Immoral Minority hired a lobbyist during the 1981 Legislative Session. Their office in the Capitol Park Building cost \$85.00 per month which made the location very affordable, and along with its proximity to the legislative building, an attractive location. The group eventually disbanded, giving their remaining assets to the ACLU in 1987. Jim Lazar took over the Immoral Minority office space in 1982 and established his longtime business as a consulting economist and as of 2015 was the longest current tenant in the building.

### **Washington Women United**

Washington Women United (WWU) was officially formed in 1979. The organization had developed in response to the abolition of the Washington State Women's Commission in 1977. The group joined individuals and women's organizations to coordinate lobbying efforts on issues important to women and was instrumental in efforts for Comparable Worth in Washington. In the 1980s, the group had over 650 individual and 87 organizational members including Northwest Women's law Center, Women in Action and others. The group retained a full-time lobbyist and a staff member located at the Capitol Park Building. WWU was effective in providing information on lobbying and setting priorities for women's issues.<sup>28</sup>

Reflecting other issues during the 1980s, a cluster of family and women's issue organizations had offices in the building including Planned Parenthood (1980—2008); Washington Women United (1980-2003) Washington State Shelter Network and Washington Coalition of Sexual Assault Programs. Other tenants were student and senior lobby organizations.

Small businesses continued to be tenants in the building in the 1980s including the Capitol Aeroporter, a beauty salon, and attorney offices.

The building has housed a long line of restaurants which catered to area employees, legislators and others including: Thornbury's, The Marigold, Just Chicken & Deli, Shanghai Chinese, Capitol Bar and Grill, Hill Haus, Capitol Café, Continental Room Cocktail Lounge, Third House Restaurant, the Melting Pot, El Gallito, Kay's Corner, Gourmet Square Deli and Boutique, Lunch Box Deli, and Meconi's Italian Subs, among others.

One longtime resident recalls that Marigold Café had a soda fountain and was a high school hangout when Olympia High School was located across the street.<sup>29</sup> Others recall that in the 1980s Capitol Bar and Grill was a local watering hole drawing lobbyists, legislators and agency staff. Longtime capital newspaper columnists Mike Layton, Shelby Scates and Joe Turner were often at the eatery in the

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<sup>28</sup> Adapted from the Finding Aid for the Washington Women United Papers at WSHS: <http://collections.washingtonhistory.org/details.aspx?id=95928>

Also see: <http://nwda.orbiscascade.org/ark:/80444/xv40699>

<sup>29</sup> Telephone interview with Pat Wirhol February 3, 2015.

afternoons “holding court” and may even have finished their columns there. Since it was close to the Legislative building it was a popular lunch time spot as well. There was a Thursday evening sing along organized by a legislator at the building. The Capitol Bar and Grill offered an informal setting for legislators, staff, lobbyists and the press to interact—sometimes resulting in resolving and furthering legislative goals. The Shanghai Café in the 1990s had a karaoke setup which also drew Capitol patronage and interaction.<sup>30</sup>

## **1990s**

In the 1990s, while the new Department of Natural Resources (DNR) Building was under construction, several DNR offices were in the building in 1990-1992. During the 1990s, as environmental issues were prominent in the legislature, so were the Capitol Park Building tenants associated with those issues including the Washington Environmental Council, Audubon, Campaign for Puget Sound and People for Puget Sound. Employment Security and other statewide associations including AARP and the Washington Railroad Association also located in the building.

During the 1980s and 1990s the public interest groups such as Washington Women United, the Environmental Council, Planned Parenthood and others who had offices in the Capitol Park building dubbed themselves as “Good Government Row” and hosted annual legislative receptions for a time. The upstairs tenants during this time often shared resources such as FAX machines, copy machines and other assets.

During the time KING 5 was in the building, then Attorney General Christine Gregoire announced her candidacy for governor from the KING 5 office in the building 2003.<sup>31</sup>

Two tenants occupied most of the first floor of the building during the late 1990s and early 2000s.

## **TVW**

A new tenant in the Capitol Park Building 1995 was TVW, a cable-only government access network funded through a contract with the state legislature and broadcast through channel space provided by the state cable television industry. Modeled on CSPAN, it is a non-profit which provides public viewing of governmental deliberations. TVW was established in 1993 and began broadcasting in 1995. The idea for TVW was developed by former legislator and now Congressman Denny Heck and longtime state administrator Stan Marshburn working with State Senator Jeannette Hayner.

Marshburn and Heck, both staff members under Governor Booth Gardner, witnessed vibrant floor debates about controversial issues and wanted the public to be able to witness firsthand what those in the legislative chambers heard and felt. The groundwork for TVW had been done by others including Common Cause which made Washington government open and accessible. These changes

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<sup>30</sup> Interviews with longtime lobbyists Duke Schaub and Steve Lindstrom. John Dodge, “Longtime Capitol Scribe Layton Dies,” *The Olympian*, March 11, 2011, accessed at: [http://www.theolympian.com/2011/03/23/1589367\\_longtime-capitol-scribe-layton?rh=1](http://www.theolympian.com/2011/03/23/1589367_longtime-capitol-scribe-layton?rh=1); Eric Pryne, “Last of Oldtime Newsmen Dies,” *Seattle Times*, January 7, 2013 accessed at: [http://seattletimes.com/html/localnews/2020081783\\_scatesobit08m.html](http://seattletimes.com/html/localnews/2020081783_scatesobit08m.html)

<sup>31</sup> Interview with Jim Lazar, January 22, 2015.

revolutionized prior practice which often allowed legislative action to be done without public notice or participation.

The creation of TVW came at a propitious time as computing and TV were coming together with the age of fiber optics in the early 1990s. This convergence allowed the TVW to bring government proceedings to the public. Through fiber optics, filming could be done remotely at venues on the capitol campus and controlled from TVW offices. This remote filming allowed for a smaller “footprint” for TVW during proceedings since the cameras installed in hearing rooms were inconspicuous. There had been some work prior by Clover Park Technical College to film in the House and Senate chambers but it required bulky, large cameras that were obvious in the proceedings. TVW is different from similar broadcasting in other states because it covers more than just legislative activities, filming meetings of boards and commissions and other policy making bodies as well as executive and judicial proceedings.

The selection of the Capitol Park Building for TVW was a matter of cost and proximity to the capitol campus. It helped TVW to be close to the campus and at the time TVW needed space, there was room in the Capitol Park Building which by the 1990s had been purchased by the state. The former auditorium/bowling alley space was a good fit because the operation did not require windows and offered a closed studio space. Fiber optic cables were extended throughout the capitol campus to the House and Senate Office Buildings, the Department of Natural Resources, Office Building II, the Temple of Justice, and the Department of Transportation Building as well as to the Legislative Building linking the studios to the venues for filming.



*TVW broadcast equipment. Courtesy of TVW.*

In 1993-1995, TVW garnered legislative approval and was on the air in April 1995 with its first broadcast which was a death penalty case from the Supreme Court. TVW had 50 cameras which included 12 in legislative hearing rooms plus cameras in the House and Senate Chambers and in the Supreme Court. TVW gained the approval of the House for broadcasts and were invited by the Supreme Court, but consent of the Senate took a little more time. TVW copyrights its unedited footage so it cannot be used without permission although it

is streamed through the TVW website. All of the filming is archived which has been a valuable resource for researchers.

The creation of TVW also came at time when cable companies were increasing their numbers of channels and needed programming. TVW was able to work out agreements to broadcast through cable channels across the state.

TVW increased its reach to conferences, political conventions and other venues with the caveat that their presentation on TVW enhances the concept of open government. TVW has also fostered civic education programs for schools as an extension of their mission.



TVW was in the Capitol Park Building until new studios opened in 2006 across the street from the Capitol Park Building at 1058 Capitol Way in the Jeannette Hayner Building, named for former State Senator Hayner who supported TVW.<sup>32</sup>

### **Hands On Children's Museum**

Since its founding in 1987, Hands On Children's Museum has evolved from a fledgling "museum without walls" to the premier provider of hands-on science and art education in Southwest Washington. In 1998, the Museum moved from a small downtown Olympia storefront facility to the Capitol Park Building. The museum was looking for a higher visibility location and determined that the location of the Capitol Park Building along Capitol Way and near the Capitol Campus was that location. Partnering with the Master Builders of Olympia, the group renovated a 2400 square foot area with the entry on the south side of the building. Growing quickly, the museum doubled in size the following year and then grew to 10,000 square feet, taking up most of the southeast side of the building by 2001. The museum stayed in the building until the fall of 2012 when they moved to their new facility on Jefferson Street on the Olympia waterfront.

Patty Belmonte, director since 1996, recalled that that the building offered a reasonable fee for rental space for the fledgling organization. Its proximity to the Capitol provided families an opportunity to connect with state government and that field trips for school children could include both venues. The green space of the Capitol grounds was also important for the mission of the museum. The children's museum was a link between the capital and downtown and also created opportunities for merchants in the area. First families from the nearby governor's mansion including Jean Gardner, Mona Lee Locke and Mike Gregoire supported the museum. The Capitol Park Building location with its visibility was important in the building the success of the museum which now has the most visitors of any children's museum in the state.<sup>33</sup>

### 2000s and 2010s



*DAHP storefront offices. Courtesy of DAHP.*

During the 2000s and 2010s many long time tenants remained in the building including the Children's Hands On Children's Museum and TVW. The League of Women Voters as well as social action groups such as People for Fair Taxes and Families United were tenants. Several different Audubon branches had a strong presence in the building including Audubon Wetlands, National Audubon and Black Hills Audubon. Other environmental groups such as the Campaign for Puget Sound, People for Puget Sound and the Washington Environmental Council were in the building. KING

<sup>32</sup> Information from the TVW website: <http://tvw.org/> and interview with Stan Marshburn, January 20, 2015.

<sup>33</sup> Phone interview with Patty Belmonte, January 12, 2015 and information from the Museum website: <http://www.hocm.org/>

Broadcasting retained an office for several years. Professionals including engineering firms and public relations offices were in the building.

The Washington State Department of Archaeology and Historic Preservation (DAHP) was a first floor tenant. DAHP moved into the building in 2001 and remained there until 2015. Several DAHP staff offices were located in Capitol Way storefronts which provided visibility for the department. DAHP became a separate state agency in 2005. They agency used large storefront windows for displays and found that it generated walk-in traffic. Like other tenants, DAHP found the location beneficial for its proximity to the Capitol Campus.

## **2013**

### Capitol Park Building as Part of the Capitol Campus

The Capitol Park Building, acquired in 1982 by the state, is considered part of the West Capitol Campus as “state owned property.”<sup>34</sup> In the 2006 Capitol Campus plan, the intersection of Union and Capitol Way is considered as a campus gateway. (Map M-9 Master Plan for the State of Washington 2006.)

In 2013, the State legislature authorized a replacement building for the “1063 Block” which was historically Block 81 of the Sylvester Plat and later the Mackay and Burr’s Subdivision. Planned is 200,000-225,000 square foot structure to house several state agencies.<sup>35</sup>

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<sup>34</sup> WAC236-18

<sup>35</sup> <http://des.wa.gov/about/pi/1063Block/Pages/ProjectSummary.aspx>

### Parking Garage No. 1



*H.W. Partlow House, Courtesy of Partlow Family*

After a lawsuit in the 1950s which mandated that state agency headquarters must be located in Olympia, planning began for the eventual enlargement of the Capitol Campus to accommodate more state employees.<sup>36</sup> The first of the expansion buildings was the General Administration Building in 1956. The GA Building was built on the block to the west of the Capitol Park Building. That block as well as the west half of the block

where the  
Capitol Park

Building was located had been residential in character. The need for parking for workers in the new General Administration building was met when the houses on the west half of the Capitol Park Building block were either razed or moved to prepare the way for a new parking



*Allen House now at 3217 Fairfield Road SE in Olympia. Courtesy of DAHP*



*Kenneth Partlow I House now at 3303 Fairfield Road SE in Olympia. Courtesy of DAHP.*

structure. While two of the houses on this half block were razed, the Kenneth Partlow and James C. Allen Houses were moved to south Olympia on Fairfield Avenue and are still extant.

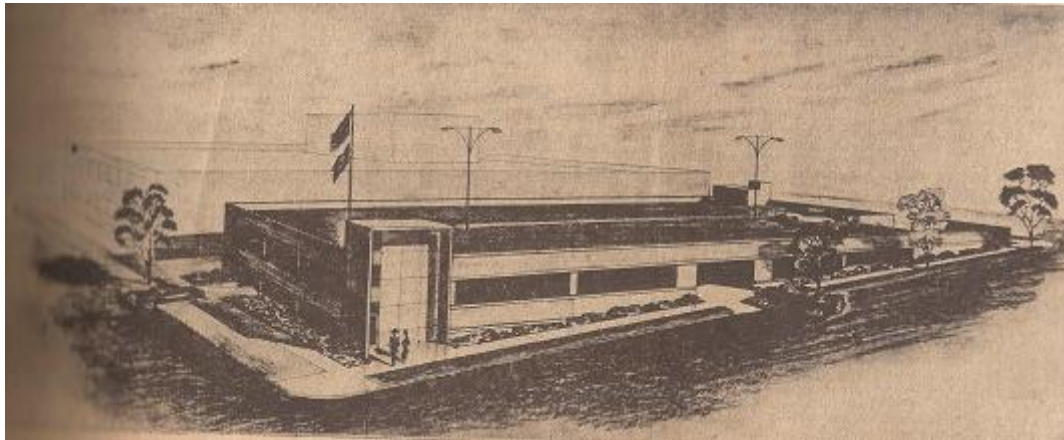
Expenditure for the garage was authorized by the Legislature in 1955 giving the Capitol Committee the authority to “construct parking facilities for the state capitol adequate to provide parking space for up to four hundred automobiles.” The parking could be single or multiple level and at one or more sites. The committee could acquire land for such projects. The parking spots were to be rented to state employees on a monthly basis. The options were to (1) construct a two story parking facility south of the transportation and public lands building in the existing parking area (2) multiple level but not to exceed three story parking facility adjacent to the new office building; (3) multiple level but not to exceed three story parking facility adjacent to the new office building. The new office building referred to was the General Administration Building. The law came with a \$700,000 appropriation.<sup>37</sup>

<sup>36</sup> Gerry Alexander, “History Commentary: Retaining the Capital Was a Hard-Fought Battle for Olympia,” *Columbia*, Legislative Building Commemorative Issue, November, 2004, pp. 3-6.

<sup>37</sup> Laws of Washington, Chapter 293, Laws of 1955

Parking Garage No. 1 was an element of a multi-part Capitol Committee initiative in 1957. In October, 1957, the Capitol Committee approved the construction of the new state library, Parking Garage No. 1 and additional funding to complete the General Administration Building. The Committee also authorized a contract with architect Paul Thiry for further planning of campus expansion.<sup>38</sup>

The garage, known as “Parking Garage No. 1” was designed by Architect Warren A. Brown, who worked for the State of Washington. Thomas Anderson was the engineer for the structure. The garage was designed to have an exterior which would “blend with the General Administration Building.” The parking garage had poured, pre-cast and pre-stressed concrete with only seven interior columns for greater maneuverability for cars. Convenient stairways provided access to the three levels of the garage which had a special exhaust system to alleviate car fumes.



*Drawing by Warren Brown of Parking Garage No. 1, Morning Olympian, October 25, 1957.*

Built by H. Halvorson, Parking Garage No. 1 was completed December 10, 1958 and built at a cost of \$249,042.98.<sup>39</sup> The three level building provided space for 238 cars and spaces were originally leased to state employees for \$3 to \$5 per month, reflecting legislative intent for the structure which specified that employees were to pay parking fees.<sup>40</sup>

The building was one of two planned parking structures, the other just north is of this structure (between 10th and Union on Columbia). The second building was designed by Jacobson-Erickson-Hobble, Inc. and completed in 1972. Structural modifications to Parking Garage No. 1 were also done in 1972.

The parking garages have been identified as the earliest known examples of the “Brutalist” style in the state. “The style was characterized by the use of rough, heavy reinforced concrete, by chunky angular

<sup>38</sup> “Five Capitol Projects Receive Approval,” *Daily Olympian*, October 25, 1957, pg. 1

<sup>39</sup> State Capitol Committee Minutes: 1957-1972, Box 85, State Archives.

<sup>40</sup> DAHP Historic Property Inventory Report, 2004 accessed at: <https://fortress.wa.gov/dahp/wisaard/> Also: “State Employees Will Rent Space in Garage.” *Daily Olympian*, September 14, 1958, pg. 1. See: Laws of Washington, Chapter 293, Laws of 1955; Dick Lawrence, “State Leaders Order Three-Level Parking Structure Job Here.” *Daily Olympian*, January 16, 1958.

solids and by the creation of spatial tension, and was used to reflect the harshness and confusions of modern life.”<sup>41</sup>



*Warren Brown from “Committee for the 60s.”*

Born in 1918, Warren Brown graduated from Washington State University in 1948 with a degree in architectural engineering. He worked in Seattle as a draftsman with Bain, Overturf, Turner and Associates, Architects in 1948-1950 before joining the State of Washington.<sup>42</sup> Brown was the head of the General Administration Architectural Section when the General Administration Building was built. Brown became Chief State Architect in 1965. He supervised the work on the Legislative Building Dome after the 1965 earthquake as Capitol Engineer. As Chief State Architect he worked on supervision of

many state projects including the Dry Falls Interpretative Center, Echo Glen Children’s Center, the Washington Soldier’s Home and supervised construction of Community College buildings during his tenure. During that time he also oversaw the early stages of construction at The Evergreen State College and the completion of Highway Administration Building on the West Capitol Campus. In 1976 he was in charge of continuing repair and remodeling of Capitol Campus facilities and the removal of mobility barriers for handicapped in state facilities.

Brown also served on local Olympia area committees including “The Committee of the 60s” and the planning committee for a new Thurston County Courthouse. He retired in 1976 after working for Washington State for 25 years and later worked privately as an architect for a time with fellow architect Harold Dalke. Brown died in 2003.<sup>43</sup>

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<sup>41</sup> DAHP Historic Property Inventory report, 2004 accessed at: <https://fortress.wa.gov/dahp/wisaard/>

<sup>42</sup> Pacific Coast Architects Database: <https://digital.lib.washington.edu/architect/architects/4637/>

<sup>43</sup> Interview with Betty Jean Brown, January 12, 2015. “Obituary for Warren Albert Brown,” *The Olympian*, November 29, 2003, pg C2. Information from a scrapbook from the Brown family.





*Washington State Archives. AR-28001001-ph002595. Merle Junk Photo. Aerial view of Capitol Campus looking Northwest, between 1959-1960. Includes outlying areas. Capitol Campus between 1959-1960*